The Oregonian

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PORTLAND HOUSING MARKET

RARE SIGNS OF NORMALCY

Peter Jenkins, right, views a house for sale in North Portland with real estate broker Javier Alomía. *Elliot Njus, staff*

Things have slowed down a bit in a typical year-end lull. But what does that mean for 2018?

Elliot Njus *The Oregonian/OregonLive*

Using his cellphone as a flashlight, Peter Jenkins poked his head into a basement crawlspace. He mentally remapped walls, looking beyond the trappings of the 1943 ranch that's showing its age.

Jenkins is a first-time homebuyer but seems like an old pro. He's toured a dozen houses, maybe more, and made offers on two.

This two-bedroom in North Portland seems to check all the boxes — it's the right vintage, in an up-and-coming neighborhood, easy to remodel — but it's a little out of his price range.

"I want to think about it," he told Javier Alomía, his broker.

As recently as a year ago, that was a luxury few homebuyers had.

In Portland's frenzied real estate market, where bidding wars had become the norm, buyers had to be ready to make an offer on the spot. Nor could they bank on swooping in during the traditional winter lull — the last one was negligible and had little effect on prices.

But even brokers who'd welcome some market cool-down say they're not holding their breaths that one will emerge in 2018, especially on the approach to the peak spring and summer shopping seasons.

The U.S. housing market is buzzing, pushed by a slim supply of homes for sale. And few metros have had the frantic energy of Portland, which led the nation in rising prices in 2016 and was second only to Seattle for much of 2017.

But the latter half of 2017 brought an unexpectedly cooler market. Sales through November were down 6.9 percent compared with 2016, according to the Regional

SEE HOUSING, A7

Portland home-price growth

(year over year)

Date	Percent growth
2016	
October	10.2
November	10.1
December	10
2017	
January	9.7
February	9.7
March	9.2
April	9.3
May	8.9
June	8.1
July	7.6
August	7.2
September	7.3
October	7.1

WORKPLACE FATALITIES

Shocking mill death cut short promising life

Andrew Theen *The Oregonian/OregonLive*

Frankie Crispen Jr. had a lot to look forward to this past November. He was set to take the rigorous exam that could elevate him to journeyman electrician after four years as an apprentice. Thanksgiving came the day after the state test, then it would be time to get serious about Christmas shopping.

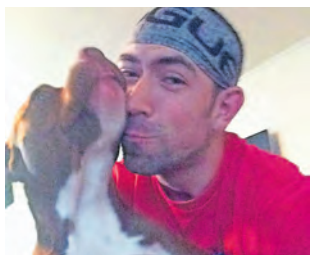
On his final break the night of Nov. 17 at the Columbia Forest Products mill in Klamath Falls, Crispen texted his fiancée Ashley Albers, as he always did, teasing out the answers to his 11-year-old, soon-to-be stepdaughter's math homework.

About an hour later, he responded to a call for an electrician over the intercom at the mill that sits on the banks of the Klamath River.

He was never seen alive again.

The 28-year-old's death in the final hours of a swing shift made him Oregon's 68th workplace fatality of 2017, according to preliminary figures from the state's Occupational Safety and Health Administration. At least six more people have died on the job since Crispen fell into a vat of scalding

SEE FATALITIES, A8



Frankie Crispen, 28, died at the Columbia Forest Products mill in Klamath Falls on Nov. 17. *Family photo*

LIVING

Spreading joy, awareness

Instagram images of a dog and his 'Little Buddy' have captured followers and are now benefiting foster children. **C1**

A&E

Best of 2017 in pop culture

We take a look back at our favorite music, movies, video games and breakout performances from the past year. **A&E10**

SPORTS

UO, OSU enter Pac-12 play

Oregon and Oregon State men's and women's basketball teams get their first tests of the conference season Friday. **B1, 4**

NATION

Notable deaths of 2017

Starting in January with Mary Tyler Moore and John Hurt, a look back at all the ones we lost this year. **A12**

Business, B14 **Classifieds**, B10 **Comics**, C9 **Crossword NYT**, B13 **Movies**, A&E8 **Obituaries**, A14 **TV**, C12 **Weather**, B16

Rain, breezy **54/42**

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